030.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,400 / 769,400
					USE VALUE:	769,400 / 769,400
					ASSESSED:	769,400 / 769,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAGAN ALON & LIAT
Owner 2:	
Owner 3:	
Street 1:	55 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FEENEY JOAN--TRS -
Owner 2:	FEENEY FAMILY TRUST -
Street 1:	55 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	309,300	4,100	456,000	769,400
Total Card	0.115	309,300	4,100	456,000	769,400
Total Parcel	0.115	309,300	4,100	456,000	769,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.44 | /Parcel: 427.4

Legal Description

User Acct 21194

GIS Ref

GIS Ref

Insp Date 01/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0014.0

!2545!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,100	4100	5,000.	456,000	802,200	802,200	Year End Roll	12/18/2019
2019	101	FV	267,200	4100	5,000.	484,500	755,800	755,800	Year End Roll	1/3/2019
2018	101	FV	265,000	4100	5,000.	353,400	622,500	622,500	Year End Roll	12/20/2017
2017	101	FV	263,800	3400	5,000.	307,800	575,000	575,000	Year End Roll	1/3/2017
2016	101	FV	263,800	3400	5,000.	262,200	529,400	529,400	Year End	1/4/2016
2015	101	FV	257,500	3400	5,000.	256,500	517,400	517,400	Year End Roll	12/11/2014
2014	101	FV	257,500	3400	5,000.	210,900	471,800	471,800	Year End Roll	12/16/2013
2013	101	FV	257,500	3400	5,000.	200,600	461,500	461,500		12/13/2012

PRINT

Date	Time
12/10/20	17:56:15

LAST REV

Date	Time
06/24/20	10:57:22

apro

PAT ACCT. 2545

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEENEY JOAN--TR	1550-130	1	10/17/2019		785,000	No	No		
	1067-168		3/1/1990		1	No	No		Kathleen L Feeney - DOD: 02/07/91 BK: 1067 PG

USER DEFINED

Prior Id # 1:	21194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1767	Redo Bat	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2018	Inspected	BS	Barbara S
8/19/2017	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	336	PATRIOT
4/1/2000	Inspected	270	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99091053
Adj $ / SQ:	167.216
Other Features:	87800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420202
Depreciation:	110933
Depreciated Total:	309269

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

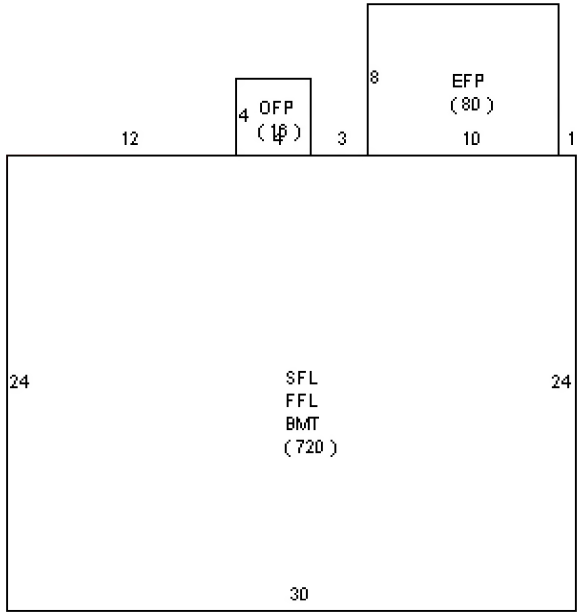
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.94
Special Features:	0	Val/Su Net:	137.10
Final Total:	309300	Val/Su SzAd	214.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	66.470	47,857
FFL	First Floor	720	167.220	120,396
SFL	Second Floor	720	167.220	120,396
EFP	Enclos Porch	80	60.700	4,856
OFP	Open Porch	16	43.600	698

Net Sketched Area:	2,256	Total:	294,203
Size Ad	1440	Gross Are	2256	FinArea	1800
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1938	26.57	T	40	101			3,400			3,400
1	Metal Shed	D	Y	1	6X8	A	AV	1998	0.00	T	16.8	101						
19	Patio	D	Y	1	14X14	A	AV	2000	4.16	T	15.2	101			700			700

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100